041.0	0003	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,024,100 / 1,024,100
					USE VALUE:	1,024,100 / 1,024,100
					ASSESSED:	1,024,100 / 1,024,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		RIVER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AFOUXENIDES PETER & ROSA/ TRS
Owner 2:	AFOUXENIDES FAMILY TRUST
Owner 3:	
Street 1:	48 RIVER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	AFOUXENIDES PETER & ROSA -
Owner 2:	-
Street 1:	48 RIVER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,600 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1935, having primarily Vinyl Exterior and 3264 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	3600.000	601,700		422,400	1,024,100
Total Card	0.083	601,700		422,400	1,024,100
Total Parcel	0.083	601,700		422,400	1,024,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 313.79 | /Parcel: 313.7

Legal Description

User Acct 27991

GIS Ref

GIS Ref

Insp Date 11/07/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 041.0-0003-0010.0

!3420!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	601,600	0	3,600.	422,400	1,024,000	1,024,000	Year End Roll	12/18/2019
2019	105	FV	448,700	0	3,600.	448,800	897,500	897,500	Year End Roll	1/3/2019
2018	105	FV	448,700	0	3,600.	327,400	776,100	776,100	Year End Roll	12/20/2017
2017	105	FV	421,900	0	3,600.	285,100	707,000	707,000	Year End Roll	1/3/2017
2016	105	FV	421,900	0	3,600.	242,900	664,800	664,800	Year End	1/4/2016
2015	105	FV	377,700	0	3,600.	237,600	615,300	615,300	Year End Roll	12/11/2014
2014	105	FV	377,700	0	3,600.	195,400	573,100	573,100	Year End Roll	12/16/2013
2013	105	FV	392,300	0	3,600.	185,900	578,200	578,200		12/13/2012

PRINT

Date	Time
12/10/20	18:40:44

LAST REV

Date	Time
04/09/20	14:59:33

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3420

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AFOUXENIDES PET	74190-314	1	2/26/2020	Convenience	99	No	No		
AFOUXENIDES NIC	26659-381		9/6/1996		1	No	No		A

USER DEFINED

Prior Id # 1:	27991
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/9/2014	1683	Re-Roof	13,500					Strip and re-roof.
4/2/1992	109	Manual	5,000					REPLACE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
6/12/2014	External Ins	PC	PHIL C
5/12/2009	Measured	189	PATRIOT
11/10/2000	Inspected	264	PATRIOT
11/6/2000	Hearing Chag	264	PATRIOT
2/29/2000	Entry Denied	264	PATRIOT
1/23/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		3600		Sq. Ft.	Site		0	80.	1.47	1									422,401						422,400	

Total AC/HA: 0.08264 | Total SF/SM: 3600 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 422,401 | Spl Credit | Total: 422,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	40	%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06241155
Const Adj.:	1.00691128
Adj $ / SQ:	181.858
Other Features:	149144
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	739205
Depreciation:	137492
Depreciated Total:	601713

COMMENTS

IN LAW APT IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 11		BRs: 4			Baths: 3				HB		

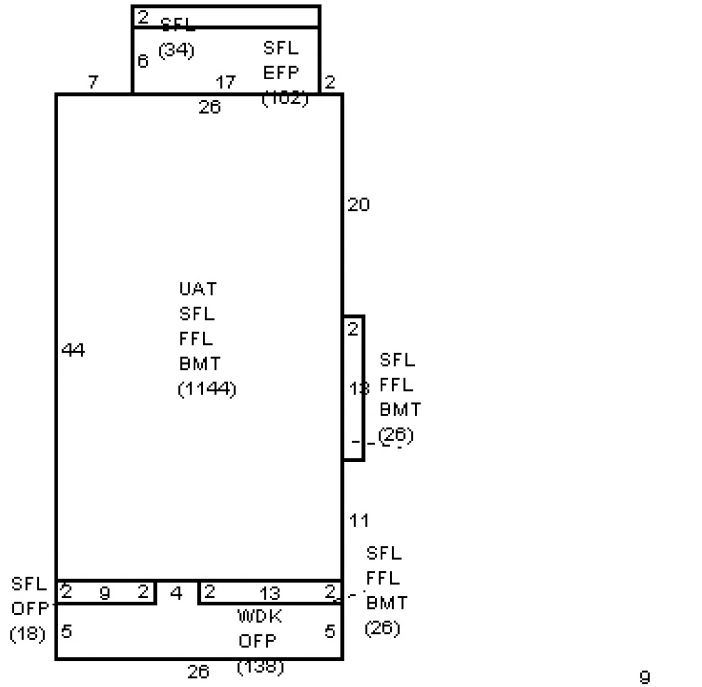
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

SKETCH



9

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,350	181.860	245,509
BMT	Basement	1,196	79.110	94,614
FFL	First Floor	1,196	181.860	217,502
UAT	Upper Attic	286	72.740	20,805
OFP	Open Porch	156	27.260	4,253
WDK	Deck	138	13.340	1,841
EFP	Enclos Porch	102	54.290	5,537
	Net Sketched Area:	4,424	Total:	590,061
Size Ad	2546	Gross Are	5282	FinArea 3264

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	APT	60	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	181.86
Special Features:	0	Val/Su Net:	136.01
Final Total:	601700	Val/Su SzAd	236.33

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

041.0-0003-0010.0

IMAGE

AssessPro Patriot Properties, Inc